



## SUFFOLK COUNTY FARMLAND RATING SYSTEM FOR THE PURCHASE OF DEVELOPMENT RIGHTS (PDR)

This rating system was developed for the evaluation of farmland for the potential purchase of its development rights (PDR) and inclusion in the County's Purchase of Development Rights Program under Chapter 8 of the Suffolk County Code. The system considers four major factors: contiguity, vistas, soils, and value. The first two factors seek to preserve large blocks of farmland, thus protecting the land from nonagricultural intrusions and preserving the scenic vistas. Soils which are better for farming, such as Bridgehampton and Haven associations, are assigned higher point values. Slope also plays a part in the soil type and its desirability for use as farmland. The estimated price of the farmland is also considered in the evaluation. Bonuses are given for farms within Agricultural Districts or within high population density areas. Negative points may be given for negative impacts such as excavations.

Score    Subtotal

### FARMLAND PRESERVATION FACTORS

#### A. CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES

1. PDR properties on three sides. (5 pts.)		
2. PDR properties on two sides. (4 pts.)		
3. PDR properties on one side. (3 pts.)		
4. Large amount of protected farmland nearby. ( $\geq 100$ acres; and within $\leq 1,320$ feet (1/4 mile)) (2 pts.)		
5. Some protected farmland nearby. ( $\geq 10$ acres and $< 100$ acres; and within $\leq 1,320$ feet (1/4 mile)) (1 pt.)		
6. No protected farmland nearby. (within $\leq 1,320$ feet (1/4 mile)) (0 pt.)		0

#### B. VISTAS

1. Long road frontage and part of a large block of farmland. ( $\geq 200$ feet and 100+ acres) (5 pts.)		
2. Small road frontage and part of a large block of farmland. ( $\geq 100$ feet and $< 200$ feet; and 100+ acres) (4 pts.)		
3. Long road frontage and part of a small block of farmland. ( $\geq 200$ feet; and $\geq 10$ acres and $< 100$ acres) (3 pts.)		
4. Small road frontage and part of a small block of farmland. ( $\geq 100$ ft and $< 200$ ft; and $\geq 10$ ac and $< 100$ ac) (2 pts.)		
5. Less than 100' of road frontage and part of a large block of farmland. (100+ acres) (1 pt.)		
6. Less than 100' of road frontage and part of a small block of farmland. ( $> 10$ acres and $< 100$ acres) (0 pt.)		0

#### C. SOILS

	Slope	Capability	
1. Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts.)	0-3%	BgA, HaA, MkA	
2. Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts.)	0-3%	RdA, SdA, PsA, He, MfA	
3. Best soils but with some slope: Bridgehampton, Haven, Montauk. (3 pts.)	2-8%	BgB, BhB, HaB, MkB	
4. Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts.)	2-8%	MB, RdB, ScB, Su	
5. Non-prime soil that is farmed: Plymouth. (1 pt.)		PmB3	
6. Poor soil. (0 pt.)		Gp	0

#### D. APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE (Subject to appraisal and SC ETRB approval)

1. \$100,000. or less. (3 pts.)		
2. \$100,001.-\$200,000. (1 pt.)		
3. \$200,001. or more (-2 pts.)		0

#### E. ADJUSTMENTS

1. Located within a Census Designated Place with a population density of $\geq 1,000$ persons per square mile. (3 pts.)		
2. Located within an existing certified Agricultural District. (1 pt.)		
3. Anticipated partnership with the municipality and/or not-for-profit conservation organization. (1 pt.)		
4. Other positive factors. (i.e., historical significance, community benefit, etc.) (1 or 2 pts.)		
5. Other negative factors. (-1 or -2 pts.)		0

### TOTAL SCORE (maximum = 25 points)

0